

## REAL ESTATE AND BUILDING NEWS

A New Hotel May Go Up at Sixth and Main Streets.

## FAIR WEEK HURTS REALTY BUSINESS

But All the Same the Agents Manage to Keep Busy Between Various Kinds of Showers—Much Activity on the Southside—Various and Sundry Notes.

The real estate men believe in the Virginia State Fair, and even if they could do it they would not detract from the fair by making themselves intensely busy in the selling and the buying of realty during fair week. As a consequence the sales of Richmond dirt and that which lies so beautifully in the suburbs were not as large as last week, as they would have been had not the State Fair been on hand. Nevertheless, there was something doing, for fairs may come and fairs may go, but business in the real estate line must go on forever—that is, business in that line in and about Greater Richmond.

Over in Washington Ward there was not altogether as much fair enthusiasm as on the north side of the river. James, and not a few deals of considerable dimensions were consummated over there. The ancient Manchesterians, now known as Washington Ward folks, have not yet gotten over their old-time way of keeping their own counsel, and they yet decline to let the left hand of the newspaper man know just what the right hand of the Southside real estate man is doing, and it is mighty hard to pump any real estate news out of a Southsider; but all the same it has leaked out that the real estate agents over there have been doing considerable business of late. Rumor hath it that two very costly manufacturing sites were sold last week, and several residential lots changed hands. Exclusive of the suburbs, the Washington Ward folks came close to selling \$3,000 worth of property the past week, even if they did have to do some of the selling in week-end raprair.

**Woodland Heights.**  
The suburbanites did some stunts that are worth mentioning. Out at Forest Hill, for instance, seven lots were sold, and the Bensley Village folks claim to have sold five.

The Woodland Heights Company reports the sale of five lots during the past week. One more residence was started, the home of Captain Simpson, at the corner of Spring Hill and Twenty-fifth Streets. The company is doing much additional work in the way of sewer and water main extensions, sidewalk and grading work. Few sections have improved as steadily during the past year as has this one, and the future outlook is most promising, especially so since Woodland Heights has become a real suburb of Greater Richmond.

**Boulevard Activity.**  
Suburban business was not entirely confined to the Southside. Away out on the Boulevard there was something doing. Mrs. H. M. Smith, Jr., has purchased through A. M. Gover, of the West End Land Company, the northeast corner of Boulevard and Beverly Street, fronting 100 feet on the Boulevard. This is one of the handsomest residential corners in the city, overlooking, as it does, William Byrd Park, and it is reported that a handsome home will soon be built thereon. The Boulevard is destined to be one of the handsomest residential streets of the city, and substantial progress in this direction has been made during the past six months.

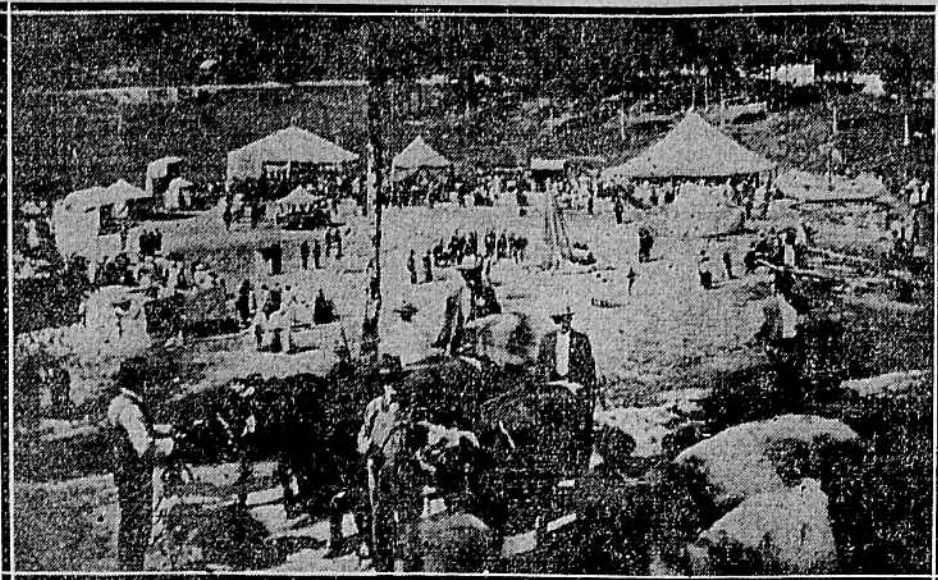
**Light on Some.**  
In Richmond there was, in spite of the fact something going on. W. E. Purcell, Jr., Company report some good sales, the most notable of which was the sale of No. 100 North Eighth Street, a business office house, that was bought by L. H. Jenkins, and for which he paid \$20,000. This firm also sold 15 feet of ground at the northeast corner of Grace and Mulberry Streets for \$13,725, the Capitol Realty Company becoming the purchasers. Other sales by this company that footed up about \$12,000 included vacant lots on Hancock Street, Sycamore Street, Stuart Avenue and other West End property. Sutton & Co., the wide-awake agents who hold forth on Ninth Street, made a nice sale that cuts considerable of a figure in the totals. They sold to Fred E. Nolting the handsome residence No. 412 West Franklin Street, opposite Monroe Park, for \$23,500.

Other agents report small sales that they did not care to give the details of, but which made the aggregate go up to something like \$125,000 for the week. Among these was the new firm of Shea & Keegan, which has been in business less than a week, and have not as yet gotten real warm in their offices at 1114 East Main Street. They sold the residence, 1800 Grove Avenue, for \$7,000, eighty-five feet of dirt on Stuart Avenue for \$5,350, and made other sales, making their total for the first week of business about \$15,000; and these folks did not get their license and get busy until last Thursday, either.

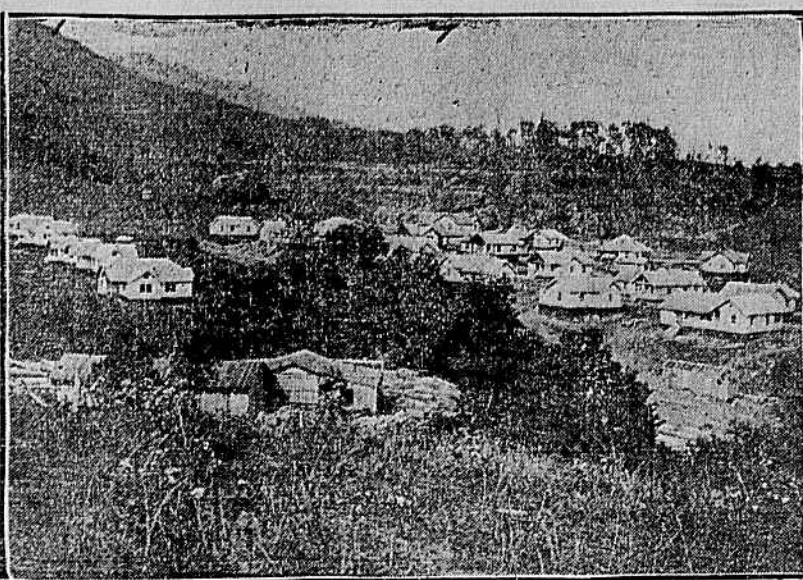
**Visitors Look Alike.**  
The State Fair brought quite a number of people to town who had been hearing about Richmond realty and the good money that was in it, and not a few of them killed two birds with one stone by taking in the fair and the real estate prospects all on one railway ticket. Several of the people of this stripe kept real estate agents fairly busy hauling them around and about to see what they might see. One real estate agent reports that the visitor to the fair, who seemed to have money to burn, after taking in the fair at his own expense, went down the river to look at a \$50,000 farm, and the chances are two to one that the looking on will result in a sale.

Among other investigators of Richmond realty and realty within rifle (Continued on Third Page.)

## SCENES IN LEE COUNTY VIRGINIA



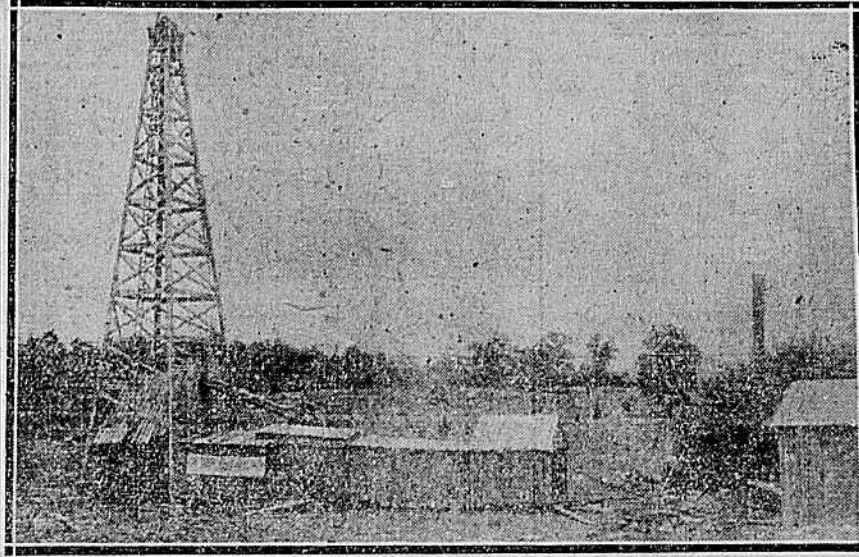
ON THE GROUNDS LEE COUNTY FAIR.



VIEW OF KEOCKE, THE COAL MINING TOWN.



LEE COUNTY C. H. IN JONESVILLE.



CEDAR VALLEY OIL CO.'S PLANT.

## POULTRY AT FAIR; WAYS OF JUDGING

Chicken Breeders Have Good and Instructive Time Together. Good Talks That Cheered.

BY WALTER C. SCHAAF.  
Primarily, there are two systems employed in the judging of fowls—the scorecard system and the comparison system. The scorecard system implies the scoring of every bird in the show room according to a printed formula. By this system the judge notes each of the defects in a single specimen, which are technically known as "disqualifications," in which the bird is entirely thrown out of the competition, or "cuts," subject to disqualification. To be more explicit, these imperfections are duly noted on the card. For instance, a bird has six points to his comb instead of five; the judge will cut him one to two points, etc. These cuts, added together, are subtracted from the sum of 100, thus giving up the scoring of a bird. Thus we have birds scoring from 88 to about 95, which is about the highest score attained, as an absolutely perfect bird has not yet been raised. Any bird scoring under 88 cannot compete. In other words, is disqualified.

In the comparison system, which is used at our State Fair, all of the birds of a given breed or variety are placed together. The judge, by the law of elimination, soon has the bunch whittled down to the five birds who are to figure in the winning. The best of these birds gets first, next, third, fourth, and fifth. Five ribbons are placed on each class. Possibly from an educational view the scorecard system is much preferable, as it tells us just in what section our birds are faulty. With comparison there is none of this. All the exhibitor learns is that his birds were "in the winning" or out of it.

**The Judges Talk on Poultry.**  
At the rooms of the Virginia Poultry Association last Sunday night before an audience of over 100 interested poultry enthusiasts, Judge Jacquins, of New York, gave his hearers a genuine treat. After telling them that poultry-raising required work, and plenty of it, combined with business ability such as is needed in any other business, he explained how the State of New York helped the poultry fraternity by giving cash prizes at the poultry shows in equivalent of the same amount as given by the associations. The State also gives so many thousands of dollars yearly to the different poultry departments of the agricultural colleges, and finally the exhibitors give the free use of their armories or auditoriums for the yearly poultry exhibits. Judge Jacquins was followed by Judge Simmons, of North Carolina, who thoroughly explained to the audience why this bird won the blue ribbon and the other bird did not get placed. He had for illustration two birds brought down from the fair exhibit, and he thoroughly succeeded in sending home his hearers with the determination to breed better birds in preference to greater quantities. Judge Simmons was followed by the editor of Poultry Item, of Pennsylvania, who carried his delightful hearers over several of the large commercial poultry plants of the North, where they have from five to ten thousand laying hens on one farm. After this talk the visitors, with their friends, partook of the hospitality of the Poultry Association and then every one departed with the "hope to meet again" at the Virginia Poultry Association's show in January, 1911.



A JONESVILLE RESIDENCE.

## TOBACCO EXHIBITS BEAT PAST RECORDS

Wonderful Showing of Great Interest During Fair of Past Week—Warehouses Ready for Opening of Loose Leaf Selling.

BY FRANK S. WOODSON.  
There never was a State Fair in Virginia or anywhere else when or where there were better exhibits of the tobacco interest than at the great exposition which has just closed. There is not a county in the State that grows tobacco at all that did not have samples on exhibition.

From the "dark belt" there came exhibits of all the various grades that have made the Southside counties famous as tobacco-growing regions. These black, dark, olive-green and brown goods which are grown for shipment through Richmond to foreign lands were very prominent in the exhibits. The exhibitors were right around Richmond and the counties a little further away which make the air-cured stocks, the same being the first cousin, or maybe the twin brother, of the sun-cured leaf, were very prominent with their exhibits, and the amount of cash they carried off in the way of special prizes was something worth having.

**Virginia Burley's Showdown.**  
The next in prominence was the new Virginia Burley. Exhibits were made of Burley from Orange, Albemarle, Pluvanna, Mecklenburg and other counties. Jack Taylor, of Orange county, the pioneer in the culture of the white Burley in Virginia, walked away with the largest of the cash prizes, but good samples from Captain C. G. Sneed's Pluvanna lands, from the Bett brothers' Mecklenburg county lands, and from some Bedford county and Amherst county and Albemarle county farms went away rich in ribbon honors. Altogether, it was demonstrated beyond a doubt that Virginia

## RICHMOND MADE INDUSTRIAL SHOW

But the Capital City Only Wants the State to Take Lessons.

BY FRANK S. WOODSON, Industrial Editor.  
The State Fair was a great industrial exhibit, and right here let me say that the biggest thing the fair management ever fixed up was the industrial building, and a big building it is. The rains may come and the rains may go, and when they do come and do go they make a tent or a race track or a walking ground mighty damp and mighty slippery, but they have but little or no effect on an industrial building. The shows in that place go right along, rain or shine.

I could not venture to go into details concerning all of the exhibits that were in doors, but they were not confined to the industrial building, for some of the other shows that were 150,000 and that defied the rain of the last two days were largely worth considering. The poultry shows, the cattle shows, the swine layout, the horse exhibitions, the sheep shows and a whole lot of other things were under cover and suffered but very little by the emptying clouds, except that they did not have as many people to see and to admire them on Friday and Saturday, when the rains fell, as they had on other days of the greatest of all of the State fairs.

**Why It Was Great.**  
But after all the industrial building was the big thing of the State Fair—that is, the big thing for all of the thousands of visitors who were really interested in the things that Old Virginia can and does produce. Of (Continued on Third Page.)

## RICH LEE COUNTY; VARIED PRODUCTS

Splendid Farm Lands, Coal, Natural Gas and Oil Bring Wealth.

## FINE SCHOOLS IN LEE COUNTY

People Aroused on Subject of Good Roads—They Will Vote Big Money to Build Them. Town of Jonesville and Its Beauties—Historic Powells Valley.

BY ROBERT L. PENNINGTON.  
Jonesville, Va., October 8.—The purpose of this article is to give to the readers of the Industrial Section of your most valuable paper a brief sketch of Lee county, its history, natural resources and present state of development.

This county lies between the great States of Kentucky on the north and Tennessee on the south. At historic Cumberland Gap one may stand at the same time in the States of Virginia, Kentucky and Tennessee and from this lofty point can not only view the outlying mountains and valleys of the three States, but may look across the domain of the great State of Tennessee, on a clear day and see the Smoky Mountains of North Carolina.

Lee county was formed in 1791, from the county of Russell, and at that time included all of the county of Wise and a portion of Scott. Its present area is about 480 square miles and it has a total length of sixty miles, and an average width of eight miles. Long before its formation as a county the country had been settled by a sturdy stock of good English and Scott Irish people.

The beautiful valley, known as Powell's Valley, reaching from Jacksboro, Tenn., to Jonesville, the county seat of Lee county, is about 100 miles long, and has an average width of ten miles. This valley has always been famous for its agricultural richness. Its settlement began in the early part of 1700. It was across this beautiful valley that Daniel Boone passed on his way from North Carolina to the rich blue grass lands of Kentucky, and the trail over which he passed is still known as Boone's Path, and a post-office in this county still bears that name.

**Grain, Coal and Oil.**  
About two-thirds of the county is rich farming land, suited to blue grass and the production of corn and wheat. There is considerable land in Lee county which, without the use of fertilizer will produce as much as 100 bushels of corn to the acre. There is one-third of the county which is coal land, of the finest quality. In addition to the coal, other rich deposits of minerals are iron, limestone, salt, oil and gas. Salt wells were operated in Lee county in the early days at Blacksburg and in the year 1814, a distance of 650 feet, there has been from that day to the present, a continuous flow of gas, which now, after nearly 100 years, is still flowing as brilliantly. In looking over this field a short time ago, an old employee of the Standard Oil Company, and now retired, said to a friend that if the gas escaping from this old well was confined in a container during the day, it would furnish enough gas to burn a light at night that would illuminate the Blackwater Valley as bright as the noonday.

The Cedar Valley Oil Company is now sinking its wells in Powell's Valley, four miles west of Jonesville, with full expectation of realizing a rich oil discovery. This company is a Philadelphia corporation, with ample capital to develop the oil proposition in the Powell's Valley. The company has about 500 acres of land and are expecting to grow rich from the investment.

The iron mines of the county have been worked to a limited extent, but have not been developed as they probably will be in the near future.

**Development Followed Railways.**  
The development of the natural resources of the county, outside of the agricultural interest, did not begin until the building of the railroads. This county in 1890, was the poorest of the coal fields of the county did not begin until 1905, when the Virginia & Southwestern Railway Company decided to extend its line from Appalachia out into the Crab Orchard and Pocket country of the coal fields. The Louisville and Nashville Railroad Company began the construction of its arm of railroads from Pennington Gap into the Pocket coal field. In the Crab Orchard field, a place which the operators named Keokee, C. P. Penin, one of the most successful coal operators of this section, began the development of the most complete coal operation that has ever been undertaken in the South. Here they leased a large boundary of coal land from the Interstate Investment Company, and lands situated in Lee county, Virginia, and Harlan county, Kentucky. The houses for this plant were all built upon a permanent and expensive plan, and the machinery installed was of the very best character. The powerhouse and the mine offices were constructed of stone, and the houses of the miners were all well furnished, nice homes. The plant is located in an open country on a sort of inland plateau, where the sun's rays are not obstructed by the surrounding hills.

**Great Is Keokee.**  
The topography of the county is such as to be ideal for a coal plant. The tipples were furnished and built after the most modern and improved plans. The power that runs the cars operates the tipples and lights the town, and is all electrical. The power that generates the electricity is furnished by the waste gas from a few of the ovens. Instead of firing the boilers with coal, Mr. Penin conceived the idea of utilizing the waste gas and built a circular tunnel along the edge of one of the batteries of ovens. A (Continued on Second Page.)

## ROAD-BUILDING IN MONTGOMERY

Recent Construction Under Contract Regarded as Model of Its Kind.

Blacksburg, Va., October 8.—A Marlon firm has just completed the contract for building 9,200 feet of macadamized road from the town of Blacksburg, on the Norfolk and Western and Christiansburg, the county seat of Montgomery. This, connecting with a stretch of rock road built by the county several years ago, and with another short strip near Cambria, gives about three miles of macadam road on the main thoroughfare in the county, and over a part that has been almost impassable during the winter months heretofore.

The part just built cost in total \$9,700, or something over a dollar a foot. Of this amount the town of Blacksburg gave \$2,400, the State Highway Commission, \$3,650, the county, \$1,650, and \$2,000 was raised by private subscription among the people of this community. People here recently from many parts of the State, pronounced this piece of road-building by private contract a model of its kind.

The road was first graded a width of twenty-two feet, has a central strip of macadam fifteen feet wide, a crown of three-quarters of an inch to the foot, and a ditch two feet wide on each side. The roadbed was first well rolled, and has a foundation of five and two-thirds inches of broken stone; then a layer of two and a half inches of broken stone, and three-quarters inches in size, then a third course of filler of stone not larger than five-eighths of an inch. Each course was rolled separately before the other was put on, and the road wet and rolled at the finish, according to the latest methods of road-building. Considerable grading was done at the start, running from 2 to 5 per cent.

In the construction of this road employment has been given to an average force of twenty-five men and a number of teams. Some of the stone was hauled a distance of three miles, some only a mile.

Perhaps no county in the State has worse roads than Montgomery, and none needs good ones more. Rich mineral and timber lands are undeveloped, owing to the difficulty of hauling to the railroad, and with the possibilities for industrial development brought by the building of the Virginian Railway, the situation in the center of the county of the Virginia Polytechnic Institute, the location within the county's bounds of two well-known summer resorts, and the recent growth in population and wealth, good roads have become an absolute necessity.

**PEANUT FACTORY FOR EMPORIA.**  
New Industries Attracted by the Development Great Water-Electric Power. (Special to The Times-Dispatch.)  
Emporia, Va., October 8.—The completion of the big dam and the water works of the Emporia Hydro-Electric Power Corporation had put Emporia on a veritable boom. Negotiations are now on for the establishment here of several new industries. Industries that will come here to get the advantage of the cheap power that is being offered. One among the first of the new enterprises to get into commission is a peanut-cleaning and manufacturing company. It is understood that the power corporation have leased to a big peanut company the necessary power to enable them to run here a big peanut factory.